5.13 Public Services and Utilities

5.13 PUBLIC SERVICES AND UTILITIES

Public services addressed in this section include fire protection, police protection, schools, parks/recreation, and libraries. The utilities and service systems analysis includes water, wastewater (sewer), solid waste, natural gas, electricity, and telephone. This section discusses existing conditions, which provide the necessary baseline information. Criteria by which an impact may be considered potentially significant are provided, along with a discussion of impacts pursuant to Appendix G of the *CEQA Guidelines*. Mitigation measures are identified to avoid or lessen potential impacts, where necessary.

This section is based upon information from public service and utility agencies; refer to Appendix 11.1, *Initial Study and Notice of Preparation*, and Appendix 11.11, *Utilities Correspondence*. Additional references include the *Regional Urban Water Management Plan* (Metropolitan Water District of Southern California, December 2000), the *2005 Sewer System Master Plan Update* (City of Seal Beach, August 2005), the *City of Seal Beach General Plan* (General Plan) Circulation Element and Open Space/Recreation and Conservation Element, and the *Seal Beach Municipal Code* (Municipal Code).

5.13.1 EXISTING SETTING

FIRE PROTECTION

Fire protection is provided to the City of Seal Beach by the Orange County Fire Authority (OCFA). Fire protection services provided by OCFA include fire, rescue, emergency services, and hazardous materials prevention. OCFA serves 22 cities in Orange County and all unincorporated areas with 61 fire stations. OCFA's response time target is within seven minutes and 20 seconds after the receipt of the emergency call.

The City of Seal Beach is served by OCFA Station #44 (downtown Seal Beach Station) and Station #48 (freeway Seal Beach Station). However, due to the location of the project site, Station #44, located at 718 Central Avenue would be the first station to respond to the project site. Station #44 is located approximately 0.40 mile from the project site. Station #44 was established in 1930 and is staffed with three captains, three engineers, three firefighters, and reserve firefighters. In 2009, Station #44 received 1,101 calls.[1] Fire protection serving the project area is currently adequate; however, Station #44 is an older facility and will need to be upgraded or reconstructed in the future.[2]

POLICE PROTECTION

The Seal Beach Police Department (SBPD) is responsible for providing general law enforcement to the City of Seal Beach. The SBPD is located at 911 Seal Beach Boulevard, which is approximately 1.5 miles from the project site. The SBPD is staffed with one captain, one lieutenant, four sergeants, four corporals, 10 reserve police officers, and police explorers. The SBPD also includes detective, traffic record, jail services, and emergency services bureaus. Current staffing levels, facilities, and level of service are considered adequate. The target response time for the SBPD is three minutes

[1] Orange County Fire Authority, official website, http://www.ocfa.org/, accessed August 29, 2011.

[2] Los Angeles County Fire Department, *Response to Notice of Preparation/Draft Environmental Impact Report to Construct a Material Recovery Facility & Scale House Transfer Station & Household Hazardous Waste Facility*, September 8, 2010.

and 30 seconds to all priority one calls for service (those calls that require a response with lights and sirens).[3]

SCHOOLS

The project site is situated within the Los Alamitos Unified School District (LAUSD). The LAUSD provides education for grades Kindergarten through High School. The LAUSD schools serving the project site include McGaugh Elementary School, Oak Middle School, McAuliffe Middle School, and Los Alamitos High School. The current enrollment of the schools serving the project area is 9,640 as of June 2011.[4]

PARKS AND RECREATION

Recreation Programs

The City of Seal Beach offers a variety of recreation programs for all ages. Programs include youth and adult sports leagues, aquatics and swim lessons, parks and recreational facilities, community services, and senior activities. Program offerings are year-round and seasonal.

Parks and Recreation Facilities

The City is divided into five Planning Areas. The project site is located within the boundaries of Planning Area 1 - Old Town/Surfside; refer to General Plan Land Use Element Figure 1, *Planning Area 1 Land Use Map*. The park, recreation, and open space areas located in Planning Area 1 are illustrated on General Plan Open Space/Recreation and Conservation Element Figure OS-1, *Existing Parks, Recreation, and Open Space Areas*, and outlined on page OS-9 of the Open Space/Recreation and Conservation Element of the General Plan. As indicated in the General Plan, excluding Sunset Marina, a total of 13.6 acres of parks and open space are located in Planning Area 1. This Planning Area also contains the beach frontage, which is a recreational resource of local and regional attraction. The City's two miles of coastal beaches are primarily wide, sandy beaches with minimal vegetation coverage. The recreational facilities located on or adjacent to the project site are further described, as follows:

San Gabriel River Greenbelt. Segments of the San Gabriel River and San Gabriel River Trail traverse the northwestern portion of the project site. The San Gabriel River Trail is an approximately 35-mile regional recreational paved trail that runs along the eastern boundary of the San Gabriel River. The trail extends from the base of the San Gabriel Mountains in the City of Azusa to the River's End Staging Area (RESA). The San Gabriel River drains a watershed that extends from the San Gabriel Mountains to the Pacific Ocean. The River empties into the outlet of Alamitos Bay southwest of the project site. As depicted on General Plan Figure OS-1, the San Gabriel River corridor is designated Greenbelt.

[3] Written correspondence from Captain Tim Olson of the Seal Beach Police Department, dated September 1, 2011.

[4] Written correspondence with Deputy Superintendent Patricia L. Meyer, dated September 19, 2011.

River's End Staging Area. The RESA involves a public parking lot located south of the project site. The RESA is utilized as a recreational staging area for the San Gabriel River Trail and local beach area (Surfside Beach). The RESA totals 2.70 acres and includes the following land uses: 114 paved surface parking spaces; a commercial use (i.e., River's End Café); a grassy, landscaped windsurfing rigging area (i.e., Windsurf Park); and additional appurtenant structures and facilities. Vehicular and pedestrian access to the RESA and public beach is provided via 1st Street and a driveway that traverses the southeastern portion of the project site.

The RESA and San Gabriel River Trail comprise the two primary components in the Rivers End Staging Area and San Gabriel River Bikeway Enhancement Plan project, as illustrated on Exhibit 2-3 of the *Rivers End Staging Area & San Gabriel River Bikeway Enhancement Plan Public Review Draft Initial Study/Mitigated Negative Declaration* (Enhancement Plan IS/MND). The RESA's proposed improvements consist primarily of landscaping, new/renovated sidewalks, new asphalt paving, signage, lighting, picnic/bench facilities, and a series of seat walls to block wind-blown sand from reaching the RESA; refer to Enhancement Plan IS/MND Exhibit 2-4. A total of 115 parking spaces would be provided at the RESA, upon completion of Enhancement Plan. The San Gabriel River Trail's proposed improvements (from the RESA to Pacific Coast Highway) consist of trail resurfacing, striping, signage, fencing, landscaping, and irrigation.

Windsurf Park. Windsurf Park, which is located within the RESA south of the project site, is a 0.4-acre park consisting of a grassy, landscaped windsurfing rigging area. Windsurf Park is designated Regional Beach/Park; refer to General Plan Figure OS-1.

Public Beach (Surfside Beach). The public beach access located southeast of the project site consists of an approximately 0.5-mile stretch of sand and beach (Surfside Beach). This public beach area is designated Regional Beach/Park; refer to General Plan Figure OS-1.

Trails and Bicycle Paths

As depicted on Circulation Element Figure 16, *Existing and Proposed Bikeway Facilities – Planning Area 1*, in the project site vicinity, Class II Bikeways are located within Marina Drive and 1st Street. Additionally, although not depicted on Figure 16, a segment of the San Gabriel River Trail traverses the northwestern portion of the project site; refer to the *San Gabriel River Greenbelt* Section above.

LIBRARIES

The project development area is serviced by the Mary Wilson Library located at 707 Electric Avenue. The Mary Wilson Library services include reference services for adults and children, programs (e.g., story hours), electronic reference sources, business sources, computers, printers, typewriters, and CD ROM stations. The materials collection services include books, periodicals, videos, and audio-visual materials.[5]

[5] Mary Wilson Library, http://egov.ocgov.com/ocgov/OC%20Public%20Libraries/Library%20Locator/Seal%20Beach, accessed September 20, 2011.

WATER

The City of Seal Beach has two sources of water supply: local groundwater from Orange County Main Groundwater Basin and imported water from Metropolitan Water District of Southern California (Metropolitan) through Municipal Water District of Orange County (MWDOC).

Groundwater

The water supply resources in Orange County are enhanced by the existence of a large groundwater basin. The City of Seal Beach Water Division operates groundwater producing facilities in the Orange County Groundwater Basin (Basin). The City of Seal Beach extracts approximately 60 to 80 percent of total water demand from the Basin, depending on the Basin conditions.[6] The water is produced by three active wells, from an average depth of 800 feet; refer to Table 5.13-1, *City of Seal Beach Groundwater Wells*. Although there has been some saline intrusion into the upper aquifers of the Basin, it has not affected the strata from which the City wells produce. Water quality is within standards set for acceptable drinking water by the Federal government and the California Department of Health Services. The following is a description of each well facility:

- *Beverly Manor Well*. The well, constructed in 1969, is housed in an enclosed building alongside the two booster pumps referred to as the Beverly Manor Booster. The well pump, driven by a natural gas engine, pumps directly into the Beverly Manor Reservoir. It has a capacity of 2,000 gallons per minute (gpm).

- *Bolsa Chica Well*. This well, constructed in 1979, is located along Bolsa Chica Road, south of the San Diego Freeway. The well pump can be driven with an electric motor as well as a natural gas engine. The well discharge pressure is maintained by varying the speed of electric motor by means of Toshiba Variable frequency Drive or by a Murphy controller acting on the natural gas engine. The maximum output into the distribution system is 2,500 gpm.

- *Leisure World Well*. Leisure World Well is located behind a fenced enclosure in Leisure World on Beverly Manor Road. The well pump is driven by an electrical motor. The well pumps into Beverly Manor Reservoir but has the ability to pump directly into the Leisure World Distribution System. Capacity of the well is approximately 2,800 gpm.

- *Well No.7*. Well No. 7, located on the south side of Westminster Avenue and just east of Seal Beach Boulevard, has not been utilized in recent years and is on "inactive" status.

Groundwater is not actually an indigenous source of supply but rather storage of supply that includes natural runoff, treated wastewater and imported water. Runoff from local rainfall is the main sources of recharge for the smaller basins and accounts for some of the recharge of the Basin. The amount of runoff recharge is highly variable and can only be estimated. Most of the recharge of the Basin is from Santa Ana River flow percolated in-stream or diverted to off-stream spreading basins operated by the MWDOC. MWDOC is responsible for the protection of water rights to the Santa Ana River in Orange County as well as management and replenishment of the Basin.

[6] Written correspondence with the City of Seal Beach Water Division, dated September 8, 2011.

Table 5.13-1
City of Seal Beach Groundwater Wells

Well Site	State Well No.	Well Subtype	Well Status	Date Drilled	Bored Depth	Elevation Ground	Cased Depth
Well No.7	05S/11W-07C02	Single Casing	Inactive	7/1/50	674	9.00	674
Bolsa Chica	05S/11W-05H01	Single Casing	Active	1/14/77	1050	21.00	1040
Beverly Manor	05S/12W-01A04	Single Casing	Active	11/27/68	920	11.20	800
Leisure World	05S/12W-01A03	Single Casing	Active	4/7/62	840	9.80	840

Source: AKM Consulting Engineers, *City of Seal Beach Water Master Plan*, June 2003.

The Basin underlies the north and central area of Orange County. The annual production of the Basin averaged 328,000 acre-feet (AF) between 1995 and 1999, generally increasing with time. Groundwater conditions in the basin are influenced by the natural hydrologic conditions of rainfall, groundwater seepage and stream flow. Groundwater extraction and injection through wells, use of imported water for groundwater replenishment, and water use efficiency practices also influence the Basin.

Santa Ana River base flow mainly comprises treated wastewater discharged from treatment plants in Riverside County and San Bernardino County. Thus, about half of the water recharging the aquifer is incidentally recycled wastewater. In addition, MWDOC injects approximately 5,000 AF/yr (AFY) of recycled wastewater into the Basin near the coast as a seawater intrusion barrier. The MWDOC recharge operations both expand the production capability of the basin and prevent seawater intrusion into the aquifers.

Production capability of the Basin is being increased by increasing both the recharge supply and the number of production wells for the extraction of water from the Basin. Aquifers that presently store low-quality water (water high in nitrates, salt color, or industrial pollutants) are being pumped, and the produced water is being treated at local water treatment plants or blended with potable water. Drawing out low-quality water and replacing it with high-quality recharge water anticipate aquifer cleanup.

MWDOC under the Orange County Water District Act, Water Code App., Ch. 40 (the Act), manages the Basin. The Act empowers MWDOC to impose replenishment assessments and basin equity assessments on production and to require registration of water producing facilities and the filing of certain reports. However, the MWDOC is expressly prohibited from limiting extraction unless a producer agrees (Section 40-2(6)(c)) and from impairing vested rights to the use of water (Section 40-77). Thus, producers may install and operate production facilities under the Act without requiring MWDOC approval. Although the rights of the producers within the Basin have not been adjudicated, they nevertheless exist and have not been abrogated by the Act (Section 40-77). The rights consist of municipal appropriators' rights and may include overlaying and riparian rights.

MWDOC is required to annually investigate the condition of the Basin, assess overdraft and accumulated overdraft, and determine the amount of water necessary for replenishment (Section 40-77). MWDOC has studied the Basin replenishment needs and potential projects to address growth in demand until 2020. This is described in detail in the MWDOC Master Plan Report (MPR). In April, 2002, the Board of Directors of MWDOC declared by Resolution No. 02-4-63 that the accumulated overdraft as of June 30, 2001 was 328,000 acre-feet and that the estimated annual overdraft for the current water year July 1, 2001 to June 30, 2002 was 95,000 acre-feet; and that the estimated annual overdraft for the ensuing water year from July 1, 2002 to June 30, 2003 would be 95,000 acre-feet.

The Department of Water Resources (DWR) has identified the Basin as overdrafted in its most current Bulletin 118 that characterized the condition of the Basin. Bulletin 118 is currently being updated by DWR. The efforts being undertaken by MWDOC to eliminate long-term overdraft in the Basin are described in the MPR, including in particular, Chapters 4, 5, 6, 14 and 15 of the MPR. Although the water supply assessment statute (Water Code Section 10910(f)) refers to elimination of "long-term overdraft", overdraft refers to conditions that may be managed for optimum basin storage, rather than eliminated. The Act defines annual groundwater overdraft to be the quantity by which production exceeds the natural replenishment of the Basin. Accumulated overdraft is defined in the Act to be the quantity of water needed in the groundwater basin forebay to prevent landward movement of seawater into the fresh groundwater body. Seawater intrusion control facilities have been constructed by MWDOC since its inception, and have been effective in preventing landward movement of seawater. These facilities allow greater utilization of the storage capacity of the Basin.

MWDOC has invested over $250 million in seawater intrusion control (injection barriers); recharge facilities, laboratories, and Basin monitoring to effectively manage the Basin. Consequently, although the Basin is defined to be in an "overdraft" condition, it is actually managed to allow utilization of up to 500,000 AF or more of storage capacity during dry periods, acting as an underground reservoir and buffer against drought periods. MWDOC's stated goal is to operate the Basin to maintain accumulated overdraft of 200,000 AF. If the Basin is too full, artesian conditions can occur in many areas including the coastal zone, causing rising water conditions and water logging, both adverse conditions.

Imported Supply

Treated imported water is supplied to the City from the importation and delivery system of the Metropolitan. Metropolitan delivers water through the institutional arrangements with MWDOC at the service connection referred as OC-35. MWDOC in turn delivers water supplies to the facilities owned and operated by West Orange County Water Board (WOCWB), a joint powers agency, of which the City is a member. The City owns 14 percent of the WOCWB facilities with an estimated delivery capacity of 4,600 gpm, equivalent to 7,435 AFY. The City has not traditionally utilized its full capacity from this source. Therefore, in this assessment only 2,700 gpm, equivalent to 4,300 AFY, which represents City's normal usage, has been used for comparison purposes.

Metropolitan supplies its member agencies with wholesale imported water provided by the Colorado River Aqueduct and State Water Project System. Metropolitan is the only source of imported water presently available to the City. Water in Southern California is provided through a complex system of infrastructure operated by many different institutional entities. More than 300 public agencies and private companies provide water on a retail basis to approximately 17 million people living in a

5,200 square-mile area. Metropolitan is the primary wholesale provider of imported water for the region. Metropolitan serves 26 member agencies, comprising 14 cities, 11 municipal water districts, and 1 county authority. Metropolitan's member agencies, in turn, serve customers in more than 145 cities and 94 unincorporated communities.

The State Water Project (SWP) conveys water from Northern California to areas south of the Sacramento-San Joaquin Delta through a series of rivers, canals, reservoirs, aqueducts, and pumping plants. Water from the SWP originates at Lake Oroville, located on the Feather River in Northern California, and subsequently flows into the Sacramento-San Joaquin Delta. From the delta, the California Aqueduct transports the water through the Central Valley and into Southern California. This system is owned and operated by the DWR.

Colorado River water is conveyed from the California-Arizona border to the metropolitan area via the Colorado River Aqueduct (CRA). Its 242-mile journey begins from the intakes at Lake Havasu to the terminal reservoir known as Lake Matthews, located near the City of Riverside. The CRA is owned and operated by Metropolitan.

Imported water supplies are subject to availability. To assist local water providers in assessing the adequacy of local water supplies that rely in whole or in part on Metropolitan imported supply, Metropolitan has provided information concerning the availability of the supplies to its entire service area. This report, entitled "Report on Metropolitan's Water Supplies" (February 11, 2002) ("Metropolitan Report"), is consistent with Metropolitan's *Regional Urban Water Management Plan* (November 2010) (RUWMP).

In order to assure supply reliability for its service area, Metropolitan has developed its Water Resource Strategy. The key elements of Metropolitan's strategy are:

- *Portfolio of Diversified Supplies*. Metropolitan continues to develop a portfolio of diversified supplies. The diverse water project investments reduce the risk of failure in any single part of the portfolio. Risks stem from cost, quality, or supply availability. It also reduces the potential impact of a severe drought or an emergency such as a major earthquake.

- *Supply Reserves to Mitigate Uncertainties*. Metropolitan plans to mitigate for supply uncertainties by continuing to secure supplies and build infrastructure improvements that are available in advance of the time of need and can provide backup capabilities. This adaptive management approach creates supply reserves that maintain Metropolitan's flexibility in responding to changes in demand and supply conditions.

- *New Rate Structure*. Metropolitan's Board of Directors approved a new rate structure in October 2001. The rate structure provides the necessary financing capabilities to support the Integrated Resources Plan (IRP) and strategic planning vision that Metropolitan is a regional provider of services, maintains the reliable delivery of imported water supplies, encourages the development of additional local supplies like recycling and conservations, and accommodates a water transfer market. Through its regional services, Metropolitan ensures a baseline of reliability and quality for imported water deliveries in its service area. By unbundling its full-service water rate, Metropolitan provides greater opportunity for member agencies to competitively manage their supplies and demand to meet future needs in a responsible, cost effective manner.

- *Implementing Water Management Programs That Support The Development Of Cost-Effective Local Resources*. Metropolitan has established and implemented programs to provide financial incentives to member agencies in the development of local resources. These programs include the Local Project Program (water recycling and groundwater recovery), Conservation Program, and Request-for-Proposal process for ocean desalination projects. These programs are meeting the resource objectives in the IRP.

The status and progress of Metropolitan's efforts in implementing programs to support the development of conservation and local resources management programs are documented in Metropolitan's RUWMP and Metropolitan's Annual Progress Report to the California State Legislature on Achievements in Conservation, Recycling and Groundwater Recharge, dated February 1, 2002.

- *Securing Additional Imported Supplies Through Programs That Increase the Availability of Water Delivered Through the Colorado River Aqueduct and the California Aqueduct*. Securing additional imported supplies through programs that increase the availability of water delivered through the Colorado River Aqueduct and the California Aqueduct – Metropolitan has implemented several programs to continue the reliable deliveries of water supplies through the Colorado River Aqueduct, the California Aqueduct and the development of in-basin groundwater storage. These efforts include participating in federal and state initiatives such as the California Water Use Plan for the Colorado River, CALFED for the Bay-Delta, and the Sacramento Valley Water Management Agreement. Beyond these initiatives, Metropolitan has acquired additional supplies through cooperative agreements and business partnerships with entities in the Central Valley and within the Colorado River system to implement water transfers, storage, conservation and land management programs. Finally, in accordance with Metropolitan's IRP and Strategic Plans, Metropolitan and the member agencies have moved ahead in maximizing the use of available water supplies through in-basin groundwater conjunctive use programs.

The establishment of a comprehensive management plan for dealing with periodic surplus and shortage conditions is documented in the RUWMP and Metropolitan Report No. 1150, *Water Surplus and Drought Management Plan*.

Water Transfers

The City relies on Metropolitan for exploring dry year water transfer options with agricultural districts and others statewide. Since groundwater recharge operations are dependent upon purchase of imported water supplies to a certain extent, MWDOC is discussing transfers with other agencies in other parts of the State.

WASTEWATER

The City's existing wastewater collection system is made up of a network of gravity sewers, pump stations, and sewer force mains. The gravity system consists of approximately 169,000 feet of pipe and 730 manholes serving about 5,000 customers. The majority of the gravity sewers are constructed of vitrified clay pipe with sizes ranging from six inches to 24 inches in diameter. There are seven pump stations and associated force mains maintained by the City. The project site is located within the Old Town sewershed which is served by Pump Station No. 35.

Originally, the City maintained a sewer line in Electric Avenue that conveyed wastewater flows to a local wastewater treatment plant at the western border of the City. In 1973, the treatment plant was demolished and Pump Station No. 35 was constructed at the east end of Electric Avenue. A new 21-inch to 24-inch diameter interceptor, also in Electric Avenue, was constructed to convey wastewater in the opposite direction towards Pump Station No. 35.

Pump Station No. 35 receives all of the flows generated in the Old Town, Aquatic Park, Marina Hill, and Bridgeport communities, as well as the US Naval Weapons Station, and pumps them into the Orange County Sanitation District (OCSD) system for treatment and disposal. The facility incorporates three dry well pumps, two rated at 1,600 gpm and one rated at 1,750 gpm. On average, the station pumps 1.3 million gallons per day (mgd), including dry weather infiltration. The ultimate peak wet weather flow is estimated at 3,000 gpm. The area tributary to Pump Station No. 35 is large and includes three pump stations. Flows are generally collected in the 24-inch Electric Avenue trunk sewer and conveyed to the station by gravity. The 12-inch gravity line from the Naval Weapons Station is also routed directly to the Pump Station No. 35. Sewage collected at Pump Station No. 35 is pumped through 4,150 feet of 16-inch force main in Seal Beach Boulevard to the 24-inch Seal Beach Boulevard Trunk Sewer, just south of Catalina Avenue. Pump Station No. 35 is planned to be improved in two phases. Pump Station No. 35 has been graded "C – Fair Condition", and notes the need to replace the motor control center, install new motors, install new variable frequency drives, replace the pumps and piping, and reline the wet well.

The 24-inch trunk sewer extends north in Seal Beach Boulevard to OCSD's Seal Beach Pump Station (SBPS) for further conveyance to the OCSD system. Wastewater from the project area is eventually received by OCSD Treatment Plant No. 1 or No. 2 in Fountain Valley and Huntington Beach, respectively. Treatment Plant No. 1 has an estimated average daily flow of 92 mgd of wastewater received, while Treatment Plant No. 2 has an estimated average daily flow of 129 mgd of wastewater received.[7]

SOLID WASTE

Solid waste from the project area that cannot be recycled or diverted is disposed of at the Olinda Alpha Landfill located near Brea. The total permitted capacity of this landfill is 74.9 million cubic yards of which 36.3 million cubic yards have been used. This landfill is scheduled to close in 2021. This facility currently permits a maximum disposal rate of 8,000 tons of refuse per day.[8]

Solid waste (including recycled materials) in the area is handled and transported by Consolidated Disposal. Consolidate Disposal is one part of Republic Services which is the third largest waste hauling servicer in the nation. Locally, Republic Services has 24 franchise contracts with municipalities in Orange County and Los Angeles County and is the second largest department in the "open market" in Los Angeles County.

[7] Orange County Sanitation District, *Orange County Sanitation District Facts and Key Statistics*, 2009.

[8] CalRecycle, *Facility/Site Summary Details: Olinda Alpha Sanitary Landfill*, http://www.calrecycle.ca.gov/SWFacilities/Directory/30-AB-0035/Detail/, accessed August 29, 2011.

NATURAL GAS

The project site, in addition to the entire City of Seal Beach, is located entirely within the Southern California Gas Company's (SCGC) utility service territory. According to the National Pipeline Mapping System, SCGC has existing gas lines in Pacific Coast Highway.[9]

ELECTRICITY

The City of Seal Beach's electricity is provided by Southern California Edison (SCE). A variety of sources provide electricity to SCE, including coal, nuclear, hydroelectric, and renewable resources (i.e., solar and wind) throughout the western United States. Electrical transmission lines typically carry 220 to 500 kilovolts (kV) of electricity on metal frame towers. This power passes through a substation to evenly distribute the energy to sub-transmission lines that generally carry 66 kV of electricity on tall wooden or metal poles. This power subsequently passes through a substation from which it is distributed to the existing individual consumers within the City via lower voltage lines.[10] Currently there is no electricity being utilized or distributed within the project site boundaries.

TELEPHONE SERVICE

The project site is located within Verizon's service area. Currently, there are telecommunication facilities along Marina Drive to the north of the project site to service the area.[11]

5.13.2 REGULATORY SETTING

FIRE PROTECTION

Fire Code

Chapter 9.60.095 of the Municipal Code states that the City has adopted the 2010 *California Fire Code* (incorporating the 2009 International Fire Code). The *California Fire Code* specifies regulations pertaining to fire or explosion. A copy of the code is on file at City Hall.

City of Seal Beach General Plan

City policies pertaining to fire protection are contained in the Safety Element of the General Plan. These policies include, but are not limited to, the following:

Policy 4A: Ensure that adequate facilities and fire service personnel are maintained based on population, fire hazards in and around the City, and a performance standard of an average total reflex time of seven minutes or less.

[9] National Pipeline Mapping System website, http://www.npms.phmsa.dot.gov/, accessed September 22, 2011.

[10] Southern California Edison website, http://www.sce.com/PowerandEnvironment/PowerGeneration/PowerProduction/, accessed August 26, 2011.

[11] Written correspondence with Leo Estoya, Verizon, August 29, 2011.

Policy 4F: As a condition of new development, require private responsibility for development and maintenance of necessary new fire flow water lines and hydrants in accordance with the recommendations of the Orange County Fire Authority.

POLICE PROTECTION

City of Seal Beach General Plan

City policies pertaining to police protection services are contained in the Safety Element of the General Plan. These policies include, but are not limited to, the following:

Policy 1D: Continue the function of an emergency management coordinator within the Police Department. The duties of this position shall include, but not be limited to, ongoing training for and operation of the Emergency Operation Center, neighborhood emergency planning and support, ongoing maintenance of the Emergency Operations Plan, general public training and education, and implementation of the City's emergency planning and coordination.

PARKS AND RECREATION

Quimby Act

The Quimby Act, or California Government Code Section 66477, states that the legislative body of a city or county may, by ordinance, require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map, provided certain requirements are met. This Section further states that "the dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide three [3.0] acres of park area per 1,000 persons residing within a subdivision subject to this section."

The Seal Beach Park Dedication Ordinance has established a goal of 5.0 acres of parkland per 1,000 population; refer also to the *City of Seal Beach Municipal Code* discussion below. The City's population as of January 2011 is an estimated 24,215 persons.[12] In order to meet the City's parkland-to-population goal, a total of 121 acres of parkland would be required. The City currently maintains approximately 77.3 acres of parkland. Although the City's parkland-to-population goal has not been met, the City benefits from additional recreational amenities within its boundaries, including 80.3 acres of beaches, the 19.2-acre Sunset Marina Park, and the 920-acre National Wildlife Refuge within the Seal Beach Naval Weapons Station.

[12] State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, with 2010 Benchmark*, Sacramento, California, May 2011.

City of Seal Beach General Plan

Circulation Element

The City of Seal Beach has established the following classifications of bikeways that generally correspond with the Orange County Transportation Authority (OCTA) bikeway classifications:

- *Class I Bikeway*: Provides for bicycle travel on a ROW completely separated from the street;
- *Class II Bikeway*: Provides for a striped lane for one-way travel within the street ROW; and
- *Class III Bikeway*: Provides for on-road, signed only bikeway.

Class II Bikeways are located within Marina Drive and 1st Street; refer to Circulation Element Figure 16.

Open Space/Recreation and Conservation Element

The Open Space/Recreation and Conservation Element is an expression of the City's Goals and Policies within these three topical areas. The purpose of this Element is to:

1. Define open space and classify various types of open space uses;

2. Describe those parcels or areas that are currently being used for open space/recreation and conservation purposes, and discuss in concept future open space needs of the community; and

3. Determine methods to ensure that the present and future needs of the community are met.

As illustrated on Open Space/Recreation and Conservation Element Figure OS-1, *Existing Parks, Recreation, and Open Space Areas*, Windsurf Park and the public beach (Surfside Beach) located south of the project site are designated Regional Beach/Park, and the San Gabriel River corridor is designated Greenbelt. These designations are further defined as follows:

- *Regional Beach/Park*. Regional beaches and parks are designated to meet the needs of residents and non-residents, and usually attract a large number of people from outside the immediate area. Seal Beach's shoreline is considered to be of regional significance. Recreational activities are associated with the ocean, the beach, and the pier. Seal Beach contains approximately 2.0 miles of beachfront.

- *Greenbelt*. Greenbelts are defined as recognizable expanses of undeveloped land that provide an attractive open space setting and a buffer between adjacent land uses. According to the Open Space/Recreation and Conservation Element, channel rights-of-way (such as the San Gabriel River) offer a unique opportunity for joint use of facilities, including bicycle paths, equestrian trails, and hiking areas.

Additionally, Open Space is defined as follows:

> *Open space land shall be defined as any parcel or area of land or water that is essentially unimproved or contains only minor improvements and is devoted to an open space use. Open space use shall be defined as land which is set aside for (1) outdoor recreation, (2) the preservation of natural resources, (3) managed production of resources, or (4) the safety and general welfare of the community. Open space is valued as a way to buffer neighborhoods from urban intrusions and to preserve areas to maintain a small beach town character.*

City of Seal Beach Municipal Code

Section 10.50.010, Parkland Dedications and Fees

The Seal Beach Park Dedication Ordinance is codifed in Municipal Code Section 10.50.010, *Parkland Dedications and Fees*. According to this Section, as a condition of Tentative Map approval, the subdivider shall dedicate land and/or pay a fee for the purpose of developing new or rehabilitating existing park or recreation facilities to serve the subdivision.

Municipal Code Section 10.50.010.C, *Amount of Parkland Required*, specifies that the amount of the land to be dedicated shall be 5.0 acres per 1,000 residents, or a fee in lieu thereof based on the fair market value of 5.0 acres of land per 1,000 residents, as determined by appraisal. Additionally, according to Municipal Code Section 10.50.010.C.2, *Exception - Residential Subdivisions of 50 or Fewer Lots*, for residential subdivisions of 50 or fewer lots, the parkland fee in lieu of dedication shall be $10,000 per lot created by the subdivision.

WATER SUPPLY

State of California

Senate Bills 221 and 610

Senate Bills 221 and 610 were signed into law in 2001 and took effect January 1, 2002. The two bills amended State law to better link information on water supply availability to certain land use decisions by cities and counties. The two companion bills provide a regulatory forum that requires more collaborative planning between local water suppliers and cities and counties. All Senate Bill (SB) 221 and 610 reports are generated and adopted by the public water supplier. SB 610 requires a detailed report regarding water availability and planning for additional water suppliers that is included with the environmental document for specified projects. All projects that meet any of the following criteria require the water availability assessment:

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;

- A proposed hotel and/or motel having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant or an industrial park planned to house more than 1,000 persons, occupying more than 60 acres of land, or having more than 650,000 square feet of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; or
- A project that would demand an amount of water equivalent to or greater than the amount of water required by a 500 dwelling unit project.

While SB 610 primarily affects the Water Code, SB 221 principally applies to the Subdivision Map Act. The primary effect of SB 221 is to condition every tentative map for an applicable subdivision on the applicant by verifying that the public water supplier (PWS) has sufficient water supply available to serve it. Under SB 221, approval by a city or county of certain residential subdivisions requires a written verification of sufficient water supply. SB 221 applies to any subdivision, defined as:

- A proposed residential development of more than 500 dwelling units (if the PWS has more than 5,000 service connections); or
- Any proposed development that increases connections by 10 percent or more (if the PWS has fewer than 5,000 connections).

Based on the requirements of SB 610, the project does not meet the definition of a project per Section 10912 of the Water Code, and as such, SB 610 does not apply to the proposed project. Therefore, a Water Supply Assessment is not required for the project. Based on the requirements of SB 221, written verification of adequate water supply for the project is not required.

Assembly Bill 3030

Assembly Bill (AB) 3030, the Groundwater Management Act, is Section 10750 et seq. of the California Water Code. AB 3030 provides local water agencies with procedures to develop a groundwater management plan so those agencies can manage their groundwater resources efficiently and safely while protecting the quality of supplies. Under AB 3030, the development of a groundwater management plan by a local water agency is voluntary. Once a plan is adopted, the rules and regulations contained therein must also be adopted to implement the program outlined in the plan.

Efficiency Standards

Title 24 of the California Administrative Code contains the California Building Standards, including the California Plumbing Code (Part 5), which promotes water conservation. Title 20 addresses Public Utilities and Energy and includes appliance efficiency standards that promote water conservation. In addition, a number of State laws listed below require water-efficient plumbing fixtures in structures:

- Title 24, California Administrative Code, Sections 25352(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. Insulation of water-heating systems is also required.

- Title 20, California Administrative Code, Section 1604(g) establishes efficiency standards that give the maximum flow rate of all new showerheads, lavatory faucets, sink faucets, and tub spout diverters.

- Title 20, California Administrative Code, Section 1606 prohibits the sale of fixtures that do not comply with established efficiency regulations.

- Health and Safety Code, Section 17921.3 requires low-flush toilets and urinals in virtually all buildings.

- Health and Safety Code, Section 116785 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied, and includes the requirement that water conservation devices on fixtures using softened or conditioned water be installed.

Regional Level

2010 Regional Urban Water Management Plan

In accordance with State legislation, Metropolitan adopted an updated Regional Urban Water Management Plan (RUWMP) in 2010. The RUWMP analyzes past, current, and projected future water supply and demand as they relate to population density, types of water use, water quality, climate, water source availability and reliability, alternate water sources, and potential water shortages. In addition, Metropolitan has developed a strategy to increase water supply and reduce demand through conservation and reduction targets.

WASTEWATER

Regional Level

Water Quality Control Plan for the Santa Ana Region

Seal Beach is located within the jurisdictional boundaries of the Santa Ana Regional Water Quality Control Board (RWQCB). The Santa Ana RWQCB develops and enforces water quality objectives and implementation plans that safeguard the quality of water resources in its region. Chapter 2 of the *Water Quality Control Plan* for the Santa Ana Region outlines policies and regulations for municipal wastewater treatment, disposal, and reclamation. The standards contained within the *Water Quality Control Plan* are designed to provide developers with a uniform approach for the design and installation of adequate systems to control wastewater and wastewater treatment/sewage disposal impacts from the City, and to prevent any potential contamination of groundwater at the discharge site.

2005 Sewer System Master Plan

The *2005 Sewer System Master Plan Update* for the City of Seal Beach provides information about wastewater generation, collection, treatment, and disposal. The *2005 Sewer System Master Plan Update* includes established performance standards, recommended improvements, a capital improvement program (CIP), and a financial analysis for the implementation of necessary improvements.

SOLID WASTE

Solid Waste Management and Resource Recovery Act of 1972

The Solid Waste Management and Resource Recovery Act of 1972 is the legislation that addresses solid waste. The California Integrated Waste Management Board (CIWMB), which was created by this Act, was given broad authority related to solid waste handling, disposal, and reclamation. Under this Act, the CIWMB initially (1) created a State solid waste management and resource recovery policy; (2) developed minimum standards for solid waste handling and disposal; and (3) approved county Solid Waste Management Plans (SWMP). The CIWMB was responsible for enforcing the legal provisions dealing with solid waste management and disposal for protecting the environment and public health and safety.

California Integrated Waste Management Act

In 1989, the Legislature adopted the California Integrated Waste Management Act of 1989 (AB 939), in order to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible." The term "integrated waste management" refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the least adverse impact on human health and the environment. AB 939 established a waste management hierarchy as follows:

- Source Reduction;
- Recycling;
- Composting;
- Transformation; and
- Disposal.

The law also required that each county prepare a new Integrated Waste Management Plan and each city prepare a Source Reduction and Recycling Element (SRRE) by July 1, 1991. The SRRE is required to identify how each jurisdiction will meet the mandatory state waste diversion goal of 50 percent by the year 2000. The Act mandated that California's 450 jurisdictions (i.e., cities, counties, and regional waste management compacts), implement waste management programs aimed at a 25 percent diversion rate by 1995 and a 50 percent diversion rate by 2000. If the 50 percent goal was not met by the end of 2000, the jurisdiction was required to submit a petition for a goal extension to CalRecycle. Senate Bill (SB) 2202 made a number of changes to the municipal solid waste diversion requirements under the Integrated Waste Management Act. These changes included a revision to the statutory requirement for 50 percent diversion of solid waste to clarify that local governments shall continue to divert 50 percent of all solid waste on and after January 1, 2000.

CalRecyle

The management of solid waste is governed by regulations established by CalRecycle, which is the new home of California's recycling and waste reduction efforts. Officially known as the Department of Resources Recycling and Recovery, CalRecycle is a new department within the California Natural Resources Agency and administers programs formerly managed by the California Integrated Waste Management Board (CIWMB) and Division of Recycling. CalRecycle delegates local permitting, enforcement, and inspection responsibilities to Local Enforcement Agencies. In 1997, some of the regulations adopted by the State Water Quality Control Board pertaining to landfills (Title 23, Chapter 15) were incorporated with CIWMB regulations (Title 14) to form Title 27 of the California Code of Regulations.

Per Capita Disposal Measurement Act of 2008

SB 1016, Wiggins, Chapter 343, Statutes of 2008, passed in 2008. It introduced a per capita disposal measurement system that measures the 50 percent diversion requirement using a disposal measurement equivalent. The bill repealed the board's two-year process, requiring instead that the board make a finding whether each jurisdiction was in compliance with the act's diversion requirements for calendar year 2006 and to determine compliance for the 2007 calendar year, and after, based on the jurisdiction's change in its per capita disposal rate. The board is required to review a jurisdiction's compliance with those diversion requirements in accordance with a specified schedule, which is conditioned upon the board finding that the jurisdiction is in compliance with those requirements or has implemented its source reduction and recycling element and household hazardous waste element. The bill requires the board to issue an order of compliance if the board finds that the jurisdiction has failed to make a good faith effort to implement its source reduction and recycling element or its household hazardous waste element, pursuant to a specified procedure.

The per capita disposal rate is a jurisdiction-specific index, which is used as one of several "factors" in determining a jurisdiction's compliance with the intent of AB 939, and allows CalRecycle and jurisdictions to set their primary focus on successful implementation of diversion programs. Meeting the disposal rate targets is not necessarily an indication of compliance. Seal Beach's most current Disposal Rate Targets as calculated by CalRecycle are 8.4 pounds per day per Resident and 25.7 pounds per day Per Employee.[13]

For the 2009 reporting year, Seal Beach implemented a total of 38 programs, including the following, among others:

- *Composting*. Residential Curbside Greenwaste Collection, Food Waste Composting, School Composting Program Residential Self-Haul Greenwaste, Commercial Self-Haul Greenwaste; and Government Composting Programs;

- *Facility Recovery*. Materials Recovery Facility; Landfill; Composting Facility; and Alternative Daily Cover;

[13] CalRecycle Website: http://www.calrecycle.ca.gov/LGCentral/Tools/MARS/DRMCMain.asp, accessed September 21, 2011.

- *Household Hazardous Waste*. Permanent Facility; Mobile or Periodic Collection; Waste Exchange; and Education Programs; and

- *Recycling*. Residential Curbside; Residential Drop-Off; Residential Buy-Back; Commercial On-Site Pickup; School Recycling Programs; Government Recycling Programs; Special Collection Seasonal (regular); and Special Collection Events;

- *Source Reduction*. Xeriscaping/Grasscycling; Backyard and On-Site Composting/Mulching; Business Waste Reduction Program; Procurement; Government Source Reduction Programs; and Material Exchange/Thrift Shops; and

- *Special Waste Materials*. Tires; White Goods; Scrap Metal; Concrete/Asphalt/Rubble; and Rendering.

City of Seal Beach Source Reduction and Recycling Element

The City adopted a SRRE in February 1992 in accordance with the requirements of the California Integrated Waste Management Act of 1989. The SRRE demonstrates how the City will meet the mandated diversion goals of 25 percent by January 1, 1995, and 50 percent on and after January 1, 2000. The SRRE includes various components for solid waste generated in the City, including a waste characterization component, a source reduction component, a recycling component, a solid waste facility capacity component, and an education and public information component, among others. Additionally, the SRRE includes a program for management of solid waste generated within the City that addresses source reduction, recycling, and composting, and environmentally safe transformation and land disposal. The City is required to maximize the use of all feasible source reduction, recycling, and composting options in order to reduce the amount of solid waste that is disposed of by transformation and land disposal.

ELECTRICITY AND NATURAL GAS

The California Public Utilities Commission (CPUC) regulates investor-owned electric power and natural gas utility companies in the State of California. Assembly Bill 1890, enacted in 1996, deregulated the power generation industry, allowing customers to purchase electricity on the open market. Under deregulation, the production and distribution of power that was under the control of investor-owned utilities (e.g., SCE) was decoupled.

All new construction in the State of California is subject to the energy conservation standards set forth in Title 24, Part 6, Article 2 of the California Administrative Code. These are prescriptive standards that establish maximum energy consumption levels for the heating and cooling of new buildings.

The utilization of alternative energy applications in development projects (including the proposed project), while encouraged, is not required as a development condition. Such applications may include installation of photovoltaic solar panels, active solar water heating systems or integrated pool deck water heating systems, all of which serve to displace consumption of conventional energy sources (i.e., electricity and natural gas). Incentives, primarily in the form of state and federal tax credits, as well as reduced energy bills, provide a favorable basis for individual builders, property owners and occupants to install such alternative energy systems.

Title 24

The Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. New standards were adopted by the Commission in 2005 as mandated by AB 970 to reduce California's electricity demand. The new standards went into effect on October 1, 2005. The standards emphasize energy efficiency measures that save energy at peak periods and seasons, improve the quality of installation of energy efficiency measures, incorporate recent publicly funded building science research, and collaborate with California utilities to incorporate results of appropriate market incentives programs for specific technologies. In 2010, the California Energy Commission updated Title 24 standards with more stringent requirements. The 2010 Standards are expected to substantially reduce the growth in electricity and natural gas use. Additional savings result from the application of the Standards on building alterations, such as those within Section V (Site Lighting) including Subpart E (Windows), F (Roofs), and S (Mechanical Equipment). These savings are cumulative, increasing as years go by.

5.13.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist form used during preparation of the project Initial Study, which is contained in Appendix 11.1 of this EIR. The Initial Study includes questions relating to public services and utilities. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this section. Accordingly, a project may create a significant environmental impact if one or more of the following occurs with respect to each category:

PUBLIC SERVICES

- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

    - Fire Protection (refer to Impact Statement PSU-1);
    - Police Protection (refer to Impact Statement PSU-2);
    - Schools (refer to Impact Statement PSU-3);
    - Parks (refer to Impact Statements PSU-4 and PSU-5); and/or
    - Other Public Facilities (refer to Impact Statement PSU-11).

RECREATION

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (refer to Impact Statements PSU-4 and PSU-5); and/or

- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment (refer to Impact Statement PSU-6).

UTILITIES AND SERVICE SYSTEMS

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (refer to Impact Statement PSU-8);

- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects (refer to Impact Statements PSU-7 and PSU-8);

- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects (refer to Section 5.11, *Hydrology and Water Quality*);

- Have insufficient water supplies available to serve the project from existing entitlement and resources, and new or expanded entitlement is needed (refer to Impact Statement PSU-7);

- Result in a determination by the wastewater treatment provider, which serves or may serve the project that does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments (refer to Impact Statement PSU-8);

- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs (refer to Impact Statement PSU-9); and/or

- Comply with Federal, State, and local statutes and regulations related to solid waste (refer to Impact Statement PSU-10).

Based on these standards, the effects of the proposed project have been categorized as either a "less than significant impact" or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

5.13.4 IMPACTS AND MITIGATION MEASURES

FIRE PROTECTION SERVICES

PSU-1 PROJECT IMPLEMENTATION COULD RESULT IN THE NEED FOR ADDITIONAL FIRE PROTECTION FACILITIES AND PERSONNEL.

Impact Analysis:

Short-Term Impacts

Construction of the future homes associated with Tentative Tract Map No. 17425 is anticipated to take approximately three years to complete. Construction activities have the potential to increase fire hazards on-site. However, OCFA reviews all development projects and requires standard conditions of approval to mitigate project-related impacts in this regard. Specifically, OCFA addresses fire and life safety requirements for project construction at the project's fire plan check stage. This includes plan review of the design details of the architectural, structural, mechanical, plumbing, and electrical systems. All projects are required to comply with applicable City, County, and State code and ordinance requirements for fire protection. The OCFA has reviewed the proposed project and site plans to date, and has not recommended any mitigation measures for the construction phase(s); refer to IS/NOP response letter from the OCFA, dated June 27, 2011, in Appendix 11.1. Thus, impacts in this regard are less than significant.

Long-Term Impacts

OCFA has indicated that staffing levels are currently adequate to serve the project site; refer to IS/NOP response letter from OCFA, dated June 27, 2011, in Appendix 11.1. Due to the stations' close proximity to the project site, OCFA has indicated the response time from the nearest fire station (Station #44) would be within the goal time measurement of seven minutes and 20 seconds. At this time, there are no facility or staffing needs at the fire station's that would be required in order to serve the project site. After reviewing the proposed project, OCFA has specified requirements related to traffic signals, electric gates, and other standard conditions to be implemented as part of the project as specified in Mitigation Measure PSU-1. Therefore, with implementation of Mitigation Measure PSU-1, impacts related to fire protection would be reduced to less than significant levels.

Mitigation Measures:

PSU-1 The following conditions required by the Orange County Fire Authority (OCFA) shall be incorporated into the plans and specifications for the proposed Tentative Tract Map No. 17425, and submitted to OCFA for approval prior to the issuance of building permits:

- All traffic signals on public access ways shall include optical preemption devices.
- All electrically operated gates shall include emergency opening devices, as approved by OCFA.

- Project plans shall adhere to OCFA standard conditions with regards to water supply, built-in fire protection systems, road grades, road width, access, and building materials.

Level of Significance: Less Than Significant With Mitigation Incorporated.

POLICE PROTECTION SERVICES

PSU-2 PROJECT IMPLEMENTATION WOULD NOT RESULT IN THE NEED FOR ADDITIONAL POLICE PROTECTION FACILITIES AND PERSONNEL.

Impact Analysis:

Short-Term Impacts

During the construction associated with implementation of Tentative Tract Map No. 17425, police service requirements on the project site have the potential to increase over existing demands as a result of both increased persons and the presence of buildings and equipment on the project site.

The daytime population would increase due to the presence of construction workers on the project site. This increase in daytime population would vary due to the type of construction activities being conducted (i.e., demolition, grading, infrastructure improvements, or construction of structures).

There is a potential for increased calls for service to the project site as a result of the increased number of persons at the project site. Due to the presence of building materials, construction and related temporary office buildings, the potential for vandalism and theft is also greater; thereby, increasing the SBPD's calls for service demands for emergency services. The SBPD has indicated that calls for police service can be accommodated by existing staff levels; thus police staffing levels would remain the same, resulting in less than significant impacts.[14]

Slow-moving construction related traffic on adjacent roadways could reduce optimal traffic flows and could impact police services by delaying emergency vehicles traveling through the area. However, potential traffic impacts would be short-term and would cease upon project completion. Construction-related traffic would not result in a significant impact on police services or traffic flows. Therefore, short-term construction-related police impacts would be less than significant.

Long-Term Impacts

The SBPD has the responsibility to provide general law enforcement, including traffic control and enforcement for the City and to the project site. The SBPD has indicated that implementation of the proposed project would not require the expansion of police facilities or services, and that adequate services exist to serve the project site.[15] Therefore, impacts in this regard would be less than significant.

[14] Written correspondence from Captain Tim Olson of the Seal Beach Police Department, dated September 1, 2011.

[15] Ibid.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

SCHOOLS

PSU-3 THE PROJECT WOULD BE REQUIRED TO COMPLY WITH APPLICABLE SCHOOL FEE REQUIREMENTS.

Impact Analysis: As discussed in Section 5.12, *Population and Housing*, the population growth associated with the future residential development (48 single-family units) would be approximately 89 persons, of which a portion would attend local schools. As noted above, the combined current enrollment of the schools serving the project area is 9,640 as of June 2011, and that school modernizations are underway through local General Obligation Bonds.[16] As the LAUSD does not have specific student generation rates, rates from the neighboring Long Beach Unified School District were utilized to estimate the number of students that could be generated by project implementation.[17] Based upon these generation rates, the project's 48 single-family units would result in approximately 11 elementary school students, six middle school students, and nine high school students, for a total of 26 students. This would represent a nominal 0.27 percent increase in enrollment in the schools serving the project area, based upon the June 2011 enrollment. According to the LAUSD School Facility Fee Handbook, dated July 2011, proposed residential projects are responsible for school facility fees at $1.65 per square foot of residential space. Therefore, as the project would result in a nominal increase in enrollment to the schools serving the area, and provided the Applicant's payment of the appropriate school facility fees, impacts to schools would be less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

PARKS AND RECREATION

Parkland Demand

PSU-4 IMPLEMENTATION OF THE PROPOSED PROJECT WOULD NOT REQUIRE NEW PARKLAND, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS.

Impact Analysis: The proposed project involves a 48-lot residential subdivision (Tentative Tract Map No. 17425), which would result in the future development of 48 single-family dwelling units, with a resultant demand for parkland. Pursuant to Municipal Code Section 10.50.010, *Parkland Dedications and Fees*, as a condition of Tentative Map approval, the subdivider is required to dedicate land and/or pay a fee for the purpose of developing new or rehabilitating existing park or recreation facilities to serve the subdivision. Based on 762 square feet of parkland per single-family residence

[16] Written correspondence from Deputy Superintendent Patricia L. Meyer of the Los Alamitos Unified School District, dated September 19, 2011.

[17] Student Generation Rates obtained from the *Long Beach Unified School District Residential Development School Fee Justification Study*, dated August 2, 2010.

(Municipal Code Section 10.50.010.C.1, *Standards*), the future residential development would require 0.84 acres of land dedication. For residential subdivisions of 50 or fewer lots, the parkland fee in lieu of land dedication is $10,000 per lot created by the subdivision (Municipal Code Section 10.50.010.C.2, *Exception - Residential Subdivisions of 50 or Fewer Lots*).

Pursuant to Municipal Code Section 10.50.010.D.2, *Fees Only*, subdivisions of 50 parcels or less require only the payment of fees. Accordingly, implementation of the proposed Tentative Tract Map No. 17425 would require only payment of the parkland fee (at $10,000 per lot) in lieu of land dedication of 0.84 acres of parkland. However, as described in detail in Section 3.0, *Project Description*, the City would develop 6.4 acres of land as a passive open space use (Areas 1, 2, 3, and 4), which is designated Open Space by the DWP Specific Plan Amendment. Furthermore, as part of a *Settlement Agreement and Mutual Release* (March 16, 2011), which was entered into by the City of Seal Beach and Bay City Partners, LLC, the City agrees that Bay City's conveyance of the open space to the City satisfies all obligations regarding park fees (Quimby Fees) and park improvements.

The park uses permitted in Areas 1, 2, and 3 include, but are not limited to, natural areas with trails, passive turf areas, and neighborhood-serving play areas (e.g., tot lots). Areas 1, 2, and 3 would comprise the proposed public park/open space. Additionally, project implementation would enable continued public vehicular access through Area 2, which currently provides access to the public parking lot (RESA) and public beach (Surfside Beach) located south of the project site. The project does not propose to change or alter this existing access driveway. Area 4 (1.2-acre Bike Trail/River Parcel) includes a segment of the San Gabriel River Trail and extends into the San Gabriel River. Project implementation would enable continued use of Area 4 for regional recreational purposes. The project does not propose to change or alter the Trail (or river). Project implementation would result in less than significant impacts regarding parkland demand.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

Impacts to Existing Recreational Facilities

PSU-5 PROJECT IMPLEMENTATION WOULD NOT INCREASE THE USE OF EXISTING RECREATIONAL FACILITIES, CAUSING THEIR PHYSICAL DETERIORATION.

Impact Analysis: The project site is located within the boundaries of Planning Area 1 - Old Town/Surfside. As indicated in the General Plan Open Space/Recreation and Conservation Element Parks/Open Space Table and described in the *Existing Setting* Section above, Planning Area 1 contains a total of 13.6 acres of parks and open space, as well as the beach frontage. The proposed project involves a 48-lot residential subdivision, which would increase Planning Area 1's population, thereby potentially increasing the use of these existing recreational facilities. However, their increased use would not be such that substantial physical deterioration would occur or be accelerated. The DWP Specific Plan Amendment designates 6.4 acres for Open Space uses, which would include approximately 5.2 acres (Areas 1, 2, and 3) of parkland immediately south of the proposed subdivision, in order to serve the subdivision. Additionally, the project proposes to

dedicate 6.4 acres of land, or approximately 5.6 acres in excess of the proposed subdivision's parkland demand (0.84 acres).

Project implementation would enable continued use of project Areas 2 and 4. Public vehicular access to the public parking lot (RESA) and public beach (Surfside Beach) would continue through Area 2 (Driveway), and regional recreational activities would continue through Area 4 (Bike Trail/River). However, the project does not propose alterations or improvements to these parcels, and increased use of these existing recreational uses is not anticipated. Therefore, a less than significant impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

Impacts From Proposed Recreational Facilities

PSU-6 THE PROJECT PROPOSES RECREATIONAL FACILITIES, WHICH WOULD NOT ADVERSLY IMPACT THE ENVIRONMENT.

Impact Analysis: The DWP Specific Plan Amendment designates Areas 1, 2, 3, and 4 for Open Space use. The park uses permitted in these areas include, but are not limited to, natural areas with trails, passive turf areas, and neighborhood-serving play areas (e.g., tot lots). The project does not propose alterations or improvements to Areas 2 or 4, as discussed above. However, Areas 1 and 3 would be developed with open space/passive park uses. The environmental impacts associated with these proposed recreational facilities are analyzed throughout this EIR. As concluded in Sections 5.1 through 5.13, implementation of the passive open space use would result in less than significant impacts, with mitigation incorporated, resulting from construction of recreational facilities in Areas 1 and 3. Significant and unavoidable impacts are related to the view character and quality associated with the 48 residential units, and not the passive open space. Therefore, a less than significant impact would occur in this regard.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

WATER SERVICES

PSU-7 PROJECT IMPLEMENTATION WOULD NOT SIGNIFICANTLY INCREASE THE DEMAND FOR WATER SUCH THAT NEW ENTITLEMENTS OR RESOURCES ARE NEEDED.

Impact Analysis:

Short-Term Water Demand

The project site is currently undeveloped. Therefore, there is no existing demand for water associated with the site. Construction of the proposed project would create a demand for water during the construction period. Construction activities during the first year of construction would

include site grading and paving. The following two years would consist of construction of the 48 residential structures. The construction activities that would create a demand for water include watering soil for fugitive dust control, adding water to backfill material, spraying concrete, painting, and equipment and site cleanup, among others. The *2010 Urban Water Management Plan* states that the City currently relies on 4,610 AFY of water supplied by imported sources and groundwater. Construction activities are temporary in nature, do not require substantial amounts of water, and would not result in an increase in water demand that would require new entitlements or resources. The City anticipates it would be able to accommodate the project's water demand during construction with existing water supplies.[18] As such, construction activities would result in a less than significant impact on the existing water supply and infrastructure.

Long-Term Water Demand

Project implementation would result in a long-term water demand for operational uses, for residential units and landscaping. Operation of the project would create a total potable water demand of approximately 32,500 gallons per day (gpd) on an average day (residential demand of approximately 15,630 gpd and irrigation demand of approximately 17,140 gpd) which equates to 34.4 AFY.[19]

The project site would connect the proposed water pipelines (located within proposed on-site roadways) to a proposed eight inch water pipeline located within 1st Street, which would connect to four existing 12-inch water pipelines within Marina Drive. The City anticipates it would be able to accommodate the proposed project's demand for potable water services in combination with other water demands throughout the City with existing water supplies during normal, single-dry, and multiple-dry water years, as the water demand associated with development of the project site has been considered in the *2010 Urban Water Management Plan*.[20] Based upon the *2010 Urban Water Management Plan*, the project's water demand represents 0.01 percent[21] of the projected normal, single-dry, and multiple-dry years water supply demand for the City from 2015 to 2035. As the *2010 Urban Water Management Plan* indicates that available groundwater and imported sources would be sufficient to serve the City through 2035, the project's water demand would be met. Additionally, the project would be required to comply with Municipal Code Chapter 9.35.010 which requires an application (along with a fee in an amount set by City Council resolution) for a water service connection. Therefore, as the project proposes the water pipelines necessary to support the project and would comply with Municipal Code Chapter 9.35.010, the project would result in a less than significant impact to water services.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

[18] Written correspondence with the City of Seal Beach Water Division, dated September 8, 2011.

[19] Ibid.

[20] Ibid.

[21] Percentage obtained by dividing the *2010 Urban Water Management Plan's* water demand projections by the project's total water demand.

WASTEWATER SERVICES

PSU-8 PROJECT IMPLEMENTATION COULD RESULT IN SIGNIFICANT IMPACTS TO WASTEWATER SERVICES.

Impact Analysis:

Short-Term Wastewater Generation

During all phases of construction, a private contracted vendor would provide and maintain portable toilets at the construction site. Typically, one 68-gallon portable toilet is provided for every ten persons at the construction site. The contracted vendor would empty the portable toilets once per week and dispose of the waste off-site. Construction personnel would generate a negligible amount of wastewater. Therefore, no measurable wastewater flows are anticipated and the existing wastewater capacity would not be constrained during project construction. In addition, no disruption of wastewater service is expected to occur as a result of construction activities. Therefore, construction activities would result in a less than significant impact on wastewater service and infrastructure.

Long-Term Wastewater Generation

Project implementation would result in a long-term wastewater generation from the 48 single-family units proposed by Tentative Tract Map No. 17425. According to generation factors contained within the OCSD IS/NOP Comment letter (refer to Appendix 11.1), the project would generate approximately 23,538 gpd of wastewater that would enter the sewer system. The open space portion of the project site would not generate wastewater, as restroom facilities are not planned in this area.

The project's proposed sewer pipelines (located within the on-site streets) are proposed to connect to an existing eight-inch sewer pipeline located in Marina Drive in the northern portion of the project site. However, this existing sewer pipeline does not have the capacity to support 48 additional units.[22] Therefore, Mitigation Measure PSU-2 would require the project to install a new eight-inch sewer pipeline from the project site, across 1st Street, connecting to the existing six-inch pipeline located within the alley to the east of the site between 1st and 2nd Streets, as well as upgrade the northern portion (from Central Way to the alley parallel to and southwest of Central Avenue) of this existing pipeline to an eight-inch pipeline. Wastewater would then be conveyed from Marina Drive to a 24-inch sewer pipeline in Electric Avenue, to Pump Station No. 35, to a 16-inch pipeline in Seal Beach Boulevard, to a 24-inch pipeline in Seal Beach Boulevard, to the OCSD SBPS at the corner of Seal Beach Boulevard and Westminster Boulevard.

As described in Section 4-6, *Sewer Design Criteria*, of the *2005 Sewer System Master Plan Update*, the average wastewater flows for the City have been determined using the existing General Plan land use designations, unit flow factors, and dry weather infiltration. According to the existing wastewater system analysis, the existing system is capacity deficient for the City's existing land uses (as defined by the General Plan). Therefore, the *2005 Sewer System Master Plan Update* recommended multiple CIPs in order to increase the City's wastewater system capacity to adequate levels for the City's projected buildout. Pump Station No. 35 pumps approximately 1.3 mgd. The addition of the

[22] Telephone Interview with Michael Ho, Engineer, City of Seal Beach Public Works, September 27, 2011.

project's approximately 23,538 gpd of wastewater would increase the amount pumped at Pump Station No. 35 by a nominal 1.8 percent. OCSD's SBPS has a capacity of 38.2 mgd. The addition of the project's wastewater would increase the amount pumped at OCSD's SBPS by a negligible 0.06 percent. Wastewater from the project site would eventually be received by OCSD Treatment Plant No. 1 or No. 2 in Fountain Valley and Huntington Beach, respectively. Treatment Plant No. 1 has an estimated average daily flow of 92 mgd of wastewater received, while Treatment Plant No. 2 has an estimated average daily flow of 129 mgd of wastewater received.[23] The addition of the project's wastewater would increase the amount received at OCSD's Treatment Plan No. 1 by a negligible 0.03 percent and by 0.02 percent at OCSD's Treatment Plan No. 2. Due to the minimal increase in wastewater flows to Pump Station No. 35, OCSD's SBPS, and OCSD's Treatment Plant No. 2, it is anticipated that existing facilities could serve the proposed project's wastewater generation, with consideration of the *2005 Sewer System Master Plan Update* recommended multiple CIPs.

In conclusion, the project would result in an increase of wastewater generation, but not to the extent that it would constrain the capacity of the existing wastewater infrastructure with implementation of Mitigation Measure PSU-2. The proposed project would not exceed wastewater treatment requirements of the Santa Ana RWQCB. The project would be required to pay applicable sewer connection fees to OCSD as required by OCSD Ordinance No. OCSD-31 (average of $4,671 per single-family residence). Project compliance with the Mitigation Measure PSU-2, the City's Municipal Code, and OCSD Ordinance No. OCSD-31 would ensure the project would have less than significant impacts on the existing sewer system. As such, impacts regarding wastewater associated with project implementation would be reduced to less than significant levels.

Mitigation Measures:

PSU-2 The Utility Plan for Tentative Tract Map No. 17425 shall include the following sewer pipeline provisions, which shall be subject to the review and approval of the City's Public Works Engineer:

- A new eight-inch sewer pipeline from the project site, across 1st Street, connecting to the existing six-inch pipeline shall be constructed within the alley to the east of the project site between 1st and 2nd Streets; and

- The northern portion (from Central Way to the alley parallel to and southwest of Central Avenue) of the existing pipeline within the alley to the east of the project site between 1st and 2nd Streets shall be upgraded to an eight-inch pipeline.

The new and upgraded sewer pipeline dimensions and locations shall be determined in consultation with the City's Public Works Engineer.

Level of Significance: Less Than Significant Impact.

[23] Orange County Sanitation District, *Orange County Sanitation District Facts and Key Statistics*, 2009.

SOLID WASTE

Solid Waste Generation

PSU-9 IMPLEMENTATION OF THE PROPOSED PROJECT WOULD NOT GENERATE SOLID WASTE THAT EXCEEDS THE PERMITTED CAPACITY OF THE LANDFILL SERVING THE CITY.

Impact Analysis: The 48 single-family units associated with implementation of Tentative Tract Map No. 17425 would generate approximately 107 tons of solid waste per year.[24] Consolidated Disposal currently provides solid waste collection services to the project area, and would have the ability to serve the project site. As earlier indicated, the Brea Olinda landfill has the capacity to accept an additional 1,000 tons per day. Additionally, citywide recycling programs and the City's SRRE would apply to the proposed project which would reduce the amount of solid waste sent to the Brea Olinda landfill. The City's 2006 (most recent year available) diversion rate was 61 percent[25], and is anticipated to currently be 61 percent at minimum. The increase in solid waste from the project would have a limited impact upon the existing and projected landfill capacity of the Brea Olinda landfill. Impacts with regards to solid waste would be less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

Compliance with Statutes and Regulations

PSU-10 THE PROJECT WOULD BE SUBJECT TO STATE AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE.

Impact Analysis: AB 939 requires that local jurisdictions divert at least 50 percent of all solid waste generated by January 1, 2000. SB 2202 clarified that local governments shall continue to divert 50 percent of all solid waste on and after January 1, 2000. SB 1016 introduced a per capita disposal measurement system that measures the 50 percent diversion requirement using a disposal measurement equivalent. For the 2009 reporting year, Seal Beach's Per Resident Disposal Rate was 5.3 PPD and Per Employee Disposal Rate was 15.4 pounds per day, which were less than the City's Disposal Rate Targets of 8.4 pounds per day per Resident and 25.7 pounds per day per Employee. Notwithstanding, the proposed residential subdivision and park would be required to comply with the City's SRRE for diverting solid waste. Some of the source reduction programs that would be available to the future residents of the subdivision involve Composting (Residential Curbside Greenwaste Collection and Residential Self-haul Greenwaste) and Recycling (Residential Curbside; Residential Drop-Off; Residential Buy-Back; Special Collection Seasonal (regular), among others. Compliance with the SRRE would reduce the volume of solid waste ultimately disposed of at a landfill. Additionally, compliance with the SRRE would be in furtherance of increasing the City's Resident and Employee pounds per day rates) and meeting AB 939's 50 percent diversion

[24] CalRecycle, *Estimated Solid Waste Generation Rates for Residential Developments*, http://www.ciwmb.ca.gov/WasteChar/WasteGenRates/default.htm, accessed September 21, 2011.

[25] CalRecycle, *Jurisdiction Profile for the City of Seal Beach*, http://www.calrecycle.ca.gov/Profiles/Juris/JurProfile2.asp?RG=C&JURID=481&JUR=Seal+Beach, accessed September 20, 2011.

requirement. Continued compliance with the SRRE would ensure that the proposed project would comply with the statutes and regulations related to solid waste. Therefore, less than significant impacts would occur in this regard.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

OTHER PUBLIC FACILITIES

PSU-11 THE PROJECT WOULD NOT RESULT IN SIGNIFICANT IMPACTS TO OTHER PUBLIC FACILITIES.

Impact Analysis:

Libraries

As discussed in Section 5.12, *Population and Housing*, the population growth associated with the future residential development (48 single-family units) would be approximately 89 persons. The increase in population would result in additional library visitors to the Mary Wilson Library. However, the increase associated with implementation of the relatively small development project would be nominal and would not result in the need for additional library personnel or facility expansion. Therefore, impacts to libraries would be less than significant.

Electricity

The proposed Tentative Tract Map No. 17425 includes the installation of dry utilities, including that required for future electricity to be delivered to the site. Based on the California Emissions Estimator Model (CalEEMod) assumptions for SCE, the 48 single-family homes associated with implementation of Tentative Tract Map No. 17425 would require 309.76 megawatt hours (MWh) of electricity per year. In comparison to SCE's annual electricity output, the project-related electricity demand would represent a nominal portion of the existing demand. Further, SCE delivered approximately 14.5 billion kilowatt hours (kWh) of renewable energy to customers in 2010, which equates to approximately 19.4 percent of the energy SCE delivers to customers.[26] Due to the relatively small electricity demand of the proposed project, it is anticipated that SCE would be able to handle the new load(s) in both time and quantity.

Although the proposed project would create additional demands on electricity, these demands are well within the service capabilities of SCE. Thus, the proposed project would not create additional demands on electricity or infrastructure that exceed the capacity of the utilities serving the site. Therefore, impacts would be less than significant in this regard.

[26] Southern California Edison, *Renewable Energy*, http://www.sce.com/PowerandEnvironment/Renewables/default.htm, accessed September 20, 2011.

Natural Gas

The proposed Tentative Tract Map No. 17425 includes the installation of dry utilities, including that required for future natural gas to be delivered to the site. Based on the CalEEMod assumptions, the 48 single-family homes associated with implementation of Tentative Tract Map No. 17425 would require 2,029,698.24 kiloBritish Thermal Units (kBTU) of natural gas. Due to the relatively low demand created by the project, it is anticipated that SCGC would meet both the project and other customer demand.

SCGC has gas facilities in the area of the proposed project. Thus, gas service to the proposed project can be provided from existing gas mains in several locations, and the service will be in accordance with the SCGC's policies and extension rules on file with the CPUC when contractual agreements are made.

Although the 48 single-family homes associated with implementation of Tentative Tract Map No. 17425 would create additional demands on natural gas supplies and distribution infrastructure, these demands are well within the service capabilities of SCGC. Thus, the proposed project would not create additional demands on natural gas supplies and infrastructure that exceed the capacity of the utilities serving the site. Therefore, impacts would be less than significant in this regard.

Telephone Services

The project site is located within Verizon's service area. Currently, there are telecommunication facilities along Marina Drive to the north of the project site to service the area. Correspondence with Verizon indicates a potential impact to Verizon's manhole and cross-connect box along Marina Drive, west of 1st Street (along City right-of-way). Verizon has indicated that they would be able to provide telephone services to the project site provided that the Applicant fulfills the terms and conditions of Verizon's tariff rule schedules such as Rule Number 34 and Secondary Demarcations on file with the CPUC. The Applicant would also be required to provide conduit in the development area. Verizon has not indicated any specific mitigation measures associated with project implementation.[27]

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.13.5 CUMULATIVE IMPACTS

The basis for cumulative analysis is presented in Section 4.0, *Basis of Cumulative Analysis*. Cumulative projects identified as having the potential to interact with the proposed project to the extent that a significant cumulative effect could occur include the:

- Fresh 'n Easy Project;
- Marina Park Development;
- River's End Staging Area and San Gabriel River Bikeway Enhancement Plan; and
- 2nd Street and Pacific Coast Highway Project.

[27] Correspondence: Verizon, Leo Estoya, August 29, 2011.

The following discussions are included per topic area to determine whether a significant cumulative effect would occur.

FIRE PROTECTION SERVICES

- **PROJECT IMPLEMENTATION COULD RESULT IN THE NEED FOR ADDITIONAL FIRE PROTECTION FACILITIES AND PERSONNEL.**

Impact Analysis: Three of the four cumulative projects would be in OCFA's jurisdiction, while the fourth would be under that of the Long Beach Fire Department. These projects propose additional recreational and commercial uses that would require fire protection services from OCFA. These projects would be required to comply with all applicable laws, ordinances, and development codes related to fire protection and emergency services. OCFA has indicated that implementation of the proposed project would not require the expansion of fire protection facilities or services, and that adequate services exist to serve the project site. However, OCFA has specified standard conditions that the project must adhere to, which are contained within Mitigation Measure PSU-1. It is anticipated that existing OCFA fire protection services would be adequate to serve the proposed project as well as the two cumulative projects within OCFA's jurisdiction. However, as service level needs increase due to increased population or other factors affecting the community, OCFA would determine whether or not additional fire protection staff is needed. Therefore, overall cumulative impacts would be less than significant.

Mitigation Measures: Refer to Mitigation Measure PSU-1.

Level of Significance: Less Than Significant With Mitigation Incorporated.

POLICE PROTECTION SERVICES

- **PROJECT IMPLEMENTATION WOULD NOT RESULT IN THE NEED FOR ADDITIONAL POLICE PROTECTION FACILITIES AND PERSONNEL.**

Impact Analysis: Three of the four cumulative projects would be in the SBPD's jurisdiction, while the fourth would be under that of the Long Beach Police Department. These projects propose additional recreational and commercial uses that would require police protection services from the SBPD. These projects would be required to comply with all applicable laws, ordinances, and development codes related to police protection services. It is anticipated that existing police services would be adequate to serve the proposed project due to the types of uses proposed. As service level needs increase due to increased population or other factors affecting the community, the City would determine whether or not additional police staff is needed. Therefore, overall cumulative impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

SCHOOLS

- **THE PROJECT WOULD BE REQUIRED TO COMPLY WITH APPLICABLE SCHOOL FEE REQUIREMENTS.**

Impact Analysis: As discussed in Section 5.12, *Population and Housing*, the population growth associated with the future residential development (48 single-family units) would be approximately 89 persons, of which approximately 26 would attend local schools. As noted above, the LAUSD School Facility Fee Handbook requires proposed residential, commercial, and industrial projects to pay school facility fees based upon the proposed project's square footage. Therefore, the Applicant, as well as the applicants of cumulative projects would be required to pay the appropriate school facility fees. Thus, cumulative impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

PARKS AND RECREATION

- **IMPLEMENTATION OF THE PROPOSED PROJECT WOULD NOT REQUIRE NEW PARKLAND, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS.**

- **PROJECT IMPLEMENTATION COULD INCREASE THE USE OF EXISTING RECREATIONAL FACILITIES, CAUSING THEIR PHYSICAL DETERIORATION.**

- **THE PROJECT PROPOSES RECREATIONAL FACILITIES, WHICH WOULD NOT ADVERSLY IMPACT THE ENVIRONMENT.**

Impact Analysis: Development associated with implementation of the proposed project and related cumulative projects would increase demand on parks and recreation facilities. Based on the projects identified in Table 4-1, *Cumulative Projects List*, cumulative development would result in 325 dwelling units in the City of Long Beach, with a resultant population of approximately 922 persons (based on 2.8366 persons per household).[28] Assuming 3.0 acres of parkland per 1,000 persons (Quimby Act), the parkland demand associated with this residential development is approximately 2.8 acres. The parkland demand associated with the proposed project would be approximately 0.84 acres, as concluded above. Cumulatively, the parkland demand associated with these projects combined would be approximately 3.6 acres.

The DWP Specific Plan Amendment designates 6.4 acres for Open Space uses, which would be provided as part of the proposed project. Additionally, as identified in Table 4-1, cumulative development would result in 3.0 acres of parkland development. Cumulatively, the land dedication/parkland associated with these projects combined would be approximately 9.4 acres, which would exceed the cumulative demand for 3.6 acres of parkland. Therefore, the project's contribution to impacts involving parkland demand would not be cumulatively considerable and cumulative impacts to parks and recreational facilities would be less than significant. Moreover,

[28] State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2011, with 2010 Benchmark*, Sacramento, California, May 2011.

each related cumulative project would be analyzed on a project-by-project basis, in order to confirm compliance with each respective jurisdiction's Park Dedication Ordinance. Individual projects would be required to set forth the payment of fees or dedication of land which would ensure potential impacts associated with parkland demand are less than significant.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

WATER SERVICES

- **PROJECT IMPLEMENTATION WOULD NOT SIGNIFICANTLY INCREASE THE DEMAND FOR WATER SUCH THAT NEW ENTITLEMENTS OR RESOURCES ARE NEEDED.**

Impact Analysis:

Short-Term Water Demand

Construction of the proposed project and the four cumulative projects identified in Section 4.0, *Basis for Cumulative Analysis*, would create a demand for water during each project's construction period. The construction activities that would create a demand for water include watering soil for fugitive dust control, adding water to backfill material, spraying concrete, painting, and equipment and site cleanup, among others for each construction project. As previously noted, the City anticipates it would be able to accommodate the project's water demand with existing water supplies. Due to the limited amounts of water typically required during construction, it is also anticipated that the City would also have the ability to accommodate the short-term water demands of cumulative projects during construction. As such, construction activities would result in a less than significant cumulative impact with regards to water supply.

Long-Term Water Demand

Project implementation would result in a long-term water demand for operational uses, for residential units and landscaping. Operation of the project would create a total potable water demand of approximately 32,500 gpd on an average day.[29] The project site would connect the proposed water pipelines (located within proposed on-site roadways) to a proposed eight inch water pipeline located within 1st Street, which would connect to four existing 12-inch water pipelines within Marina Drive. The City anticipates it would be able to accommodate the proposed project's demand for potable water services in combination with other water demands throughout the City with existing water supplies during normal, single-dry, and multiple-dry water years, as the water demand associated with development of the project site has been considered in the *2010 Urban Water Management Plan*.[30] Based upon the *2010 Urban Water Management Plan*, the project's water demand represents 0.01 percent[31] of the projected normal, single-dry, and multiple-dry years water supply demand for the City from 2015 to 2035. The three cumulative projects within Seal Beach are

[29] Ibid.

[30] Ibid.

[31] Percentage obtained by dividing the *2010 Urban Water Management Plan's* water demand projections by the project's total water demand.

not anticipated to demand a substantial amount of water as the proposed Fresh 'n Easy project would be located at a site with existing water demand, the Marina Park Development is an expansion project at a site with existing water demand, and the River's End Staging Area and San Gabriel River Bikeway Enhancement Plan project would not result in water demand. As the *2010 Urban Water Management Plan* indicates that available groundwater and imported sources would be sufficient to serve the City through 2035, the proposed project and the cumulative projects' (within Seal Beach) water demand would be met. Additionally, the proposed project as well as cumulative projects within Seal Beach would be required to comply with Municipal Code Chapter 9.35.010 which requires an application (along with a fee in an amount set by City Council resolution) for a water service connection. The 2nd Street and Pacific Coast Highway project would be served by the Long Beach Water Department and would not contribute to the proposed project's cumulative water services impacts. Therefore, with construction of necessary new water lines and payment of water connection fees, impacts to water supply would not be cumulatively considerable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

WASTEWATER SERVICES

■ PROJECT IMPLEMENTATION WOULD RESULT IN A LESS THAN SIGNIFICANT IMPACT TO WASTEWATER SERVICES.

Impact Analysis:

Short-Term Wastewater Generation

Construction of the proposed project and the cumulative projects would generate wastewater during each project's construction period. As previously noted, OCSD would be able to accommodate wastewater generation during construction associated with the proposed project. It is also anticipated that OCSD would be able to serve the cumulative projects located in Seal Beach. The 2nd Street and Pacific Coast Highway project would be served by the Long Beach Water Department and would not contribute to the proposed project's cumulative short-term wastewater impacts. Additionally, the proposed project and cumulative projects would be required to comply with the wastewater treatment requirements of the Santa Ana and Los Angeles RWQCBs. As such, construction activities would result in a less than significant cumulative impact with regards to wastewater generation.

Long-Term Wastewater Generation

Cumulative projects proposed within the City would increase demand on existing wastewater facilities maintained by the City and OCSD. Wastewater generation associated with the project would be approximately 23,538 gpd. The project's proposed sewer pipelines (located within the on-site streets) would connect to an existing eight-inch sewer pipeline located in Marina Drive in the northern portion of the project site. However, this existing sewer pipeline does not have the capacity to support 48 additional units.[32] Therefore, Mitigation Measure PSU-2 would require the

[32] Telephone Interview with Michael Ho, Engineer, City of Seal Beach Public Works, September 27, 2011.

project to install a new six-inch sewer pipeline from the project site, across 1st Street, connecting to the existing six-inch pipeline located within the alley to the east of the site between 1st and 2nd Streets, as well as upgrade the northern portion (from Central Way to the alley parallel to and southwest of Central Avenue) of this existing pipeline to an eight-inch pipeline. Wastewater would then be conveyed from Marina Drive to a 24-inch sewer pipeline in Electric Avenue, to Pump Station No. 35, to a 16-inch pipeline in Seal Beach Boulevard, to a 24-inch pipeline in Seal Beach Boulevard, to the OCSD SBPS at the corner of Seal Beach Boulevard and Westminster Boulevard. Due to the minimal increase in wastewater flows from the project to Pump Station No. 35, OCSD's SBPS, and OCSD's Treatment Plant No. 1 or No. 2, it is anticipated that existing facilities could serve the proposed project's wastewater generation, with consideration of the *2005 Sewer System Master Plan Update* recommended multiple CIPs. The cumulative projects within Seal Beach would also result in minimal wastewater generation as they involve a park expansion and grocery store. The 2nd Street and Pacific Coast Highway project would be served by the Long Beach Water Department and would not contribute to the proposed project's cumulative wastewater impacts. The proposed project as well as cumulative projects would be required to comply with wastewater treatment requirements of the Santa Ana and Los Angeles RWQCBs. The project and cumulative projects would also be required to pay applicable sewer connection fees to OCSD as required by OCSD Ordinance No. OCSD-31. Therefore, the project's contribution to cumulative impacts to wastewater facilities would be less than significant with implementation of Mitigation Measure PSU-2.

Mitigation Measures: Refer to Mitigation Measure PSU-2.

Level of Significance: Less Than Significant With Mitigation Incorporated.

SOLID WASTE

- **IMPLEMENTATION OF THE PROPOSED PROJECT WOULD NOT GENERATE SOLID WASTE THAT EXCEEDS THE PERMITTED CAPACITY OF THE LANDFILL SERVING THE CITY.**

- **THE PROJECT WOULD BE SUBJECT TO STATE AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE.**

Impact Analysis: As stated above, the open space use and the 48 single-family units associated with implementation of Tentative Tract Map No. 17425 would generate approximately 107 tons of solid waste per year. The cumulative projects would generate solid waste during their construction periods and during project operations, which could impact the capacity of the local landfills. The proposed Marina Park Development would contribute a minimal amount of solid waste due to the nature of the use, while the remaining two projects would have a greater effect. However, implementation of City and County recycling measures would partially address landfill capacity issues by diverting additional solid waste, both at the source of generation and through recovery and consolidation. All cumulative development within the project vicinity and Orange County would be required to comply with all applicable Federal, State, and local statutes and regulations related to solid waste, including AB 939. There is no cumulative impact related to compliance with applicable regulations.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

OTHER PUBLIC FACILITIES

■ THE PROJECT WOULD NOT RESULT IN SIGNIFICANT IMPACTS TO OTHER PUBLIC FACILITIES.

Impact Analysis:

Libraries

Of the three related cumulative projects, none proposed residential uses. Therefore, no related project would result in a substantial increase in population that could increase the use of the Mary Wilson Library. As stated above, the project would generate 89 persons as a result of implementation of Tentative Tract Map No. 17425, and would not have a significant impact on the Mary Wilson Library. Therefore, cumulative impacts to libraries would be less than significant, and the project's cumulative contribution would not be considerable.

Electricity

As previously noted, the project-related electricity demand (309.76 MWh) would represent a nominal portion of the existing demand of electricity per year in comparison to SCE's annual electricity output. Further, SCE delivered approximately 14.5 billion kWh of renewable energy to customers in 2010, which equates to approximately 19.4 percent of the energy SCE delivers to customers.[33] It is anticipated that SCE would also be able to serve the electricity demands of the three cumulative projects; however, this would be determined on a project-by-project basis during the CEQA processes. Although the proposed project and cumulative projects would create additional demands on electricity and distribution infrastructure, these demands are anticipated to be well within the service capabilities of SCE. Thus, cumulative impacts to electricity or would be less than significant.

Natural Gas

As previously noted, the 48 single-family homes associated with implementation of Tentative Tract Map No. 17425 would result in a relatively low demand of natural gas, and it is anticipated that SCGC would be able to meet both the project and other customer demand. Due to the land use types of the three cumulative projects, it is anticipated that the 2nd Street and Pacific Coast Highway project would result in the greatest natural gas demand. However, this project would be serviced by the Long Beach Gas and Oil Department. Therefore, it is anticipated that SCGC would also have the ability to serve the low demand created by the Fresh 'n Easy and Marina Park Development projects. Thus, cumulative impacts would be less than significant in this regard.

[33] Southern California Edison, *Renewable Energy*, http://www.sce.com/PowerandEnvironment/Renewables/default.htm, accessed September 20, 2011.

Telephone Services

The three related cumulative projects as well as the proposed project are within Verizon's service area. Verizon has indicated that they would be able to provide telephone services to the project site provided that the Applicant fulfill the terms and conditions of Verizon's tariff rule schedules such as Rule Number 34 and Secondary Demarcations on file with the CPUC. The Applicant would also be required to provide conduit in the development area. Verizon has not indicated any specific mitigation measures associated with project implementation.[34] It is anticipated that these same standard procedures would also be followed by cumulative projects. Therefore, no cumulative impacts to telephone services would result.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.13.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant unavoidable impacts related to public services and utilities have been identified following implementation of the specified mitigation measures.

[34] Written correspondence with Leo Estoya, Verizon, August 29, 2011.